SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester **State:** PA

PJ's Total HOME Allocation Received: $6,079,304 **PJ's Size Grouping*:** C **PJ Since (FY):** 1997

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):* Group C	Overall
			PJs in State: 29			
Program Progress:						
% of Funds Committed	92.55 %	94.20 %	23	92.07 %	52	52
% of Funds Disbursed	83.07 %	88.43 %	28	84.14 %	37	36
Leveraging Ratio for Rental Activities	56.49	4.94	1	4.79	100	100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	89.53 %	1	81.45 %	100	100
% of Completed CHDO Disbursements to All CHDO Reservations***	68.37 %	70.82 %	19	69.74 %	39	39
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	100.00 %	81.97 %	1	80.97 %	100	100
% of 0-30% AMI Renters to All Renters***	0.00 %	36.57 %	29	45.50 %	0	0
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.44 %	1	95.55 %	100	100

Overall Ranking: **In State:** 19 / 29 **Nationally:** 46 42

HOME Cost Per Unit and Number of Completed Units:

	PJ	State Average		Nat'l Average	Units	%
Rental Unit	$62,500	$19,562		$26,831	4 Units	1.80 %
Homebuyer Unit	$16,848	$16,300		$15,029	222 Units	98.20 %
Homeowner-Rehab Unit	$0	$16,079		$20,806	0 Units	0.00 %
TBRA Unit	$0	$6,001		$3,228	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to $3.5 million (59 PJs)

B = PJ's Annual Allocation is less than $3.5 million and greater than or equal to $1 million (214 PJs)

C = PJ's Annual Allocation is less than $1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester | PA

Total Development Costs: (average reported cost per unit in HOME-assisted projects)		Rental	Homebuyer	Homeowner
	PJ:	$143,729	$110,432	$0
	State:*	$99,408	$40,106	$16,286
	National:**	$96,090	$75,663	$23,585

CHDO Operating Expenses: (% of allocation)
PJ: 0.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.15

RACE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	100.0	6.3	0.0	0.0
Black/African American:	0.0	86.9	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	0.0	4.1	0.0	0.0

HOUSEHOLD SIZE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	100.0	25.7	0.0	0.0
2 Persons:	0.0	29.7	0.0	0.0
3 Persons:	0.0	20.3	0.0	0.0
4 Persons:	0.0	11.7	0.0	0.0
5 Persons:	0.0	7.7	0.0	0.0
6 Persons:	0.0	2.7	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.8	0.0	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	0.0	27.9	0.0	0.0
Elderly:	100.0	1.8	0.0	0.0
Related/Single Parent:	0.0	51.4	0.0	0.0
Related/Two Parent:	0.0	17.1	0.0	0.0
Other:	0.0	1.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

	Rental %	#
Section 8:	0.0	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

# of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

\# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Participating Jurisdiction (PJ): Chester   **State:** PA   **Group Rank:** 46
(Percentile)

State Rank: 19 / 29 PJs

Overall Rank: 42
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	68.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	100	
	"ALLOCATION-YEARS" NOT DISBURSED***	> 3.340	2.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

HOME Program Performance SNAPSHOT

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

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